

22,600 SF

ON 4.058 ACRES

150 ENTERPRISE WAY
CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSTON TOWNSHIP, PA

BUILDING IS UNDER CONSTRUCTION
READY FOR TENANTS FIRST QUARTER OF 2015



CLASS A OFFICE SPACE



DIRECTIONS TO CENTERPOINT WEST:

Traveling North on I-81: Take Exit 175 (Pittston/Route 315 North). Merge onto Route 315 north. At second traffic signal, turn left onto Oak Street. Drive 3/10ths of a mile, entrance on right.

Traveling South on I-81: Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south 1/2 mile to first traffic signal. Turn right at traffic signal (Oak Street). Drive 3/10ths of a mile, entrance on right.

Traveling on I-476 (PA Turnpike): Take Exit 115 (Route 315/ Wyoming Valley). Follow Rt. 315 south 1/4 mile to first traffic signal. Turn right at traffic signal (Oak Street). Drive 3/10ths of a mile, entrance on right.

PLANS AND SPECIFICATIONS

SIZE

- 22,600 SF (140'8" x 160'8") single-story office building on approx. 4.058 acres
- Space can be subdivided as small as 2,500 SF

BUILDING CONSTRUCTION

- 4" reinforced concrete floor
- Exterior finishes are brick veneer and ground face masonry
- Interior finishes are Mericle premium office finishes

LOCATION

- Less than one mile from I-81 and 1-476
- More than 470,000 live within 20 miles of the park
- 9 miles from Downtown Wilkes-Barre
- 11 miles from Downtown Scranton
- Many amenities nearby

UTILITIES

- 1200 amp, 208/120 volt, 3-phase electrical service
- 2' X 4' fluorescent lighting with parabolic lenses
- Light hazard wet sprinkler system throughout the facility
- Fiber and copper telecommunications service in the park are provided by Verizon, Frontier Communications, and Comcast
- Individually controlled packaged gas/electric HVAC units
- All utilities shall be separately metered

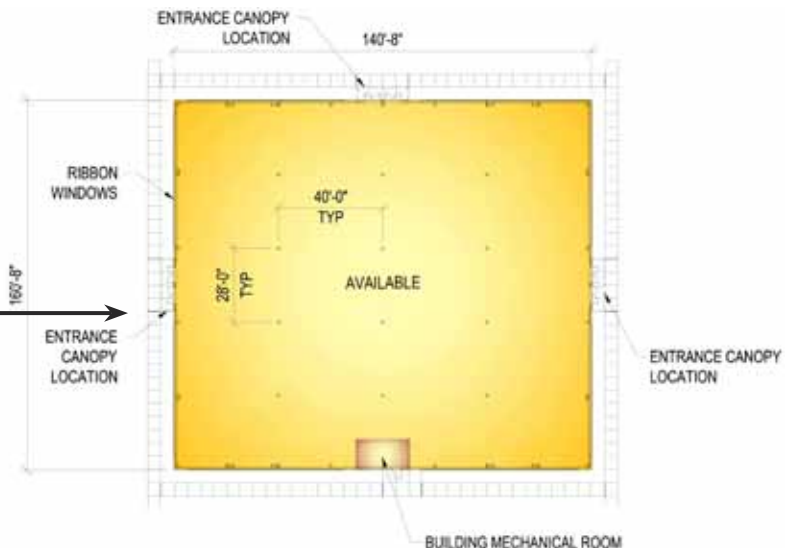
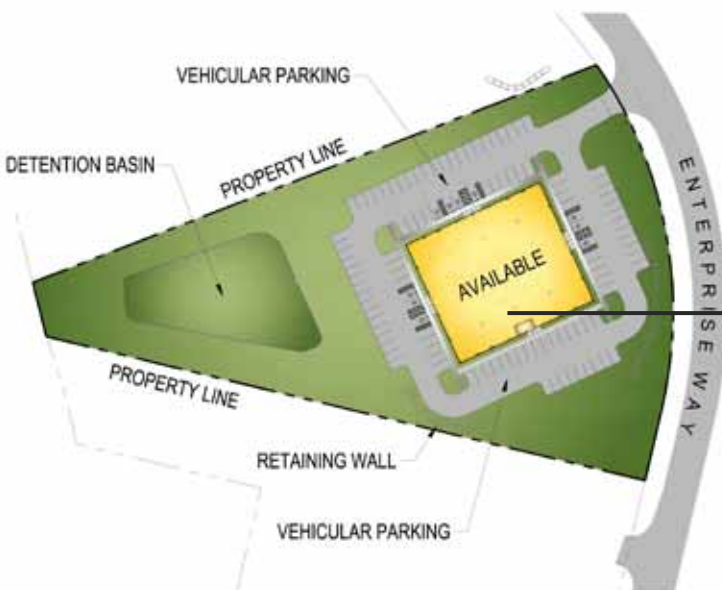
PARKING

- Room for up to 113 vehicles

SITE PLAN

FLOOR PLAN

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions



MERICLE
COMMERCIAL REAL ESTATE SERVICES

EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE
WILKES-BARRE, PA 18702

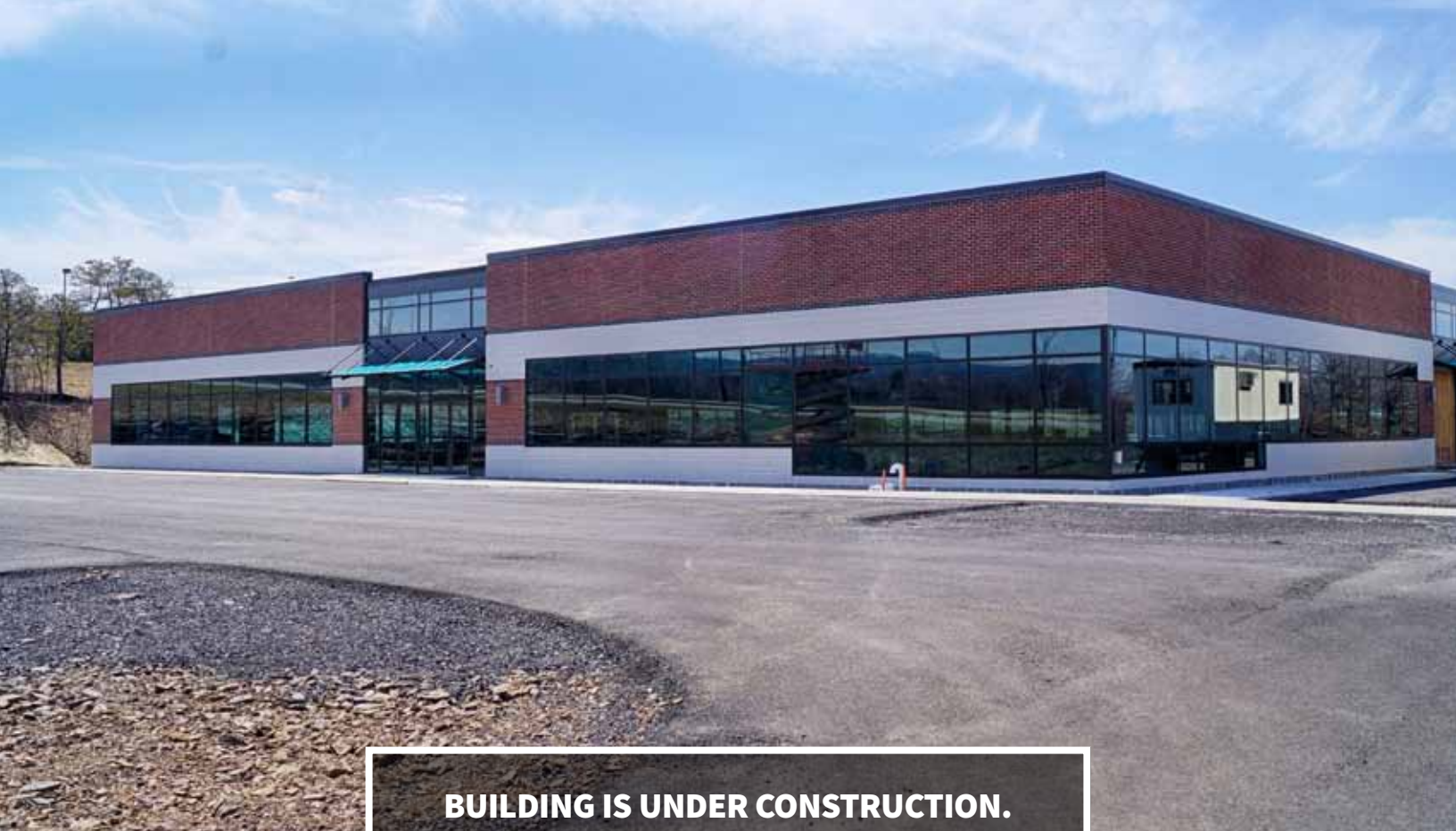
MERICLE.COM

MERICLEREADYTOGO.COM

DEVELOPMENT DIVISION
570.823.1100

PHOTO COLLAGE

150 ENTERPRISE WAY
CENTERPOINT COMMERCE & TRADE PARK WEST
PITTSBURGH TOWNSHIP, PENNSYLVANIA



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100 Baltimore Drive
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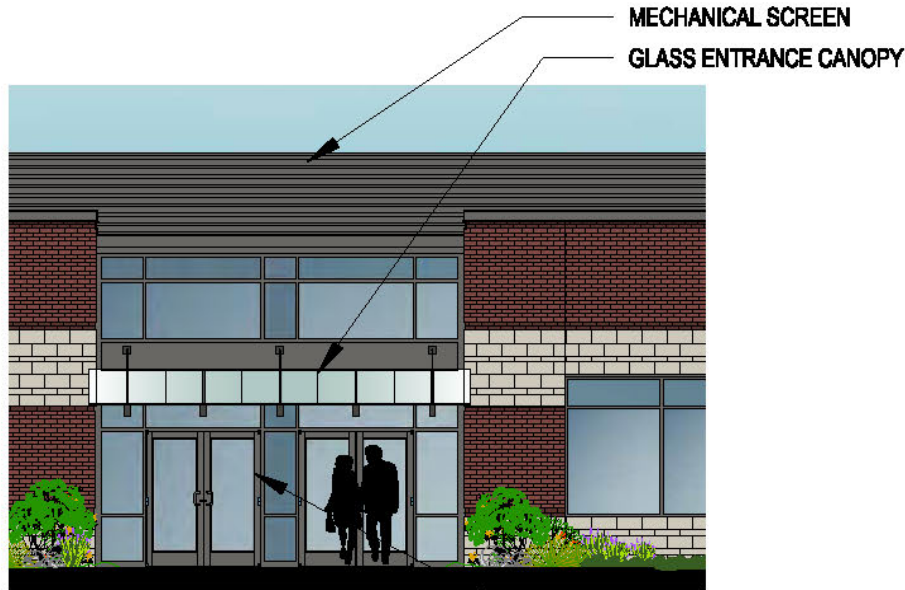
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CONCEPTUAL ELEVATION

22,600 S.F. OFFICE BUILDING

PARCEL #2B
150-160 ENTERPRISE WAY
CENTERPOINT WEST
COMMERCE AND TRADE PARK
PITTSTON TOWNSHIP, PA 18640



ENLARGED ENTRANCE ELEVATION

ALUMINUM FRAME WINDOW SYSTEM AT ENTRANCES



ADDITIONAL GLAZING AT BUILDING CORNER

RIBBON WINDOWS
MASONRY BUILDING SKIN
GLASS ENTRANCE CANOPY

These plans have been prepared solely for marketing purposes for the exclusive use of
- Mericle Commercial Real Estate Services

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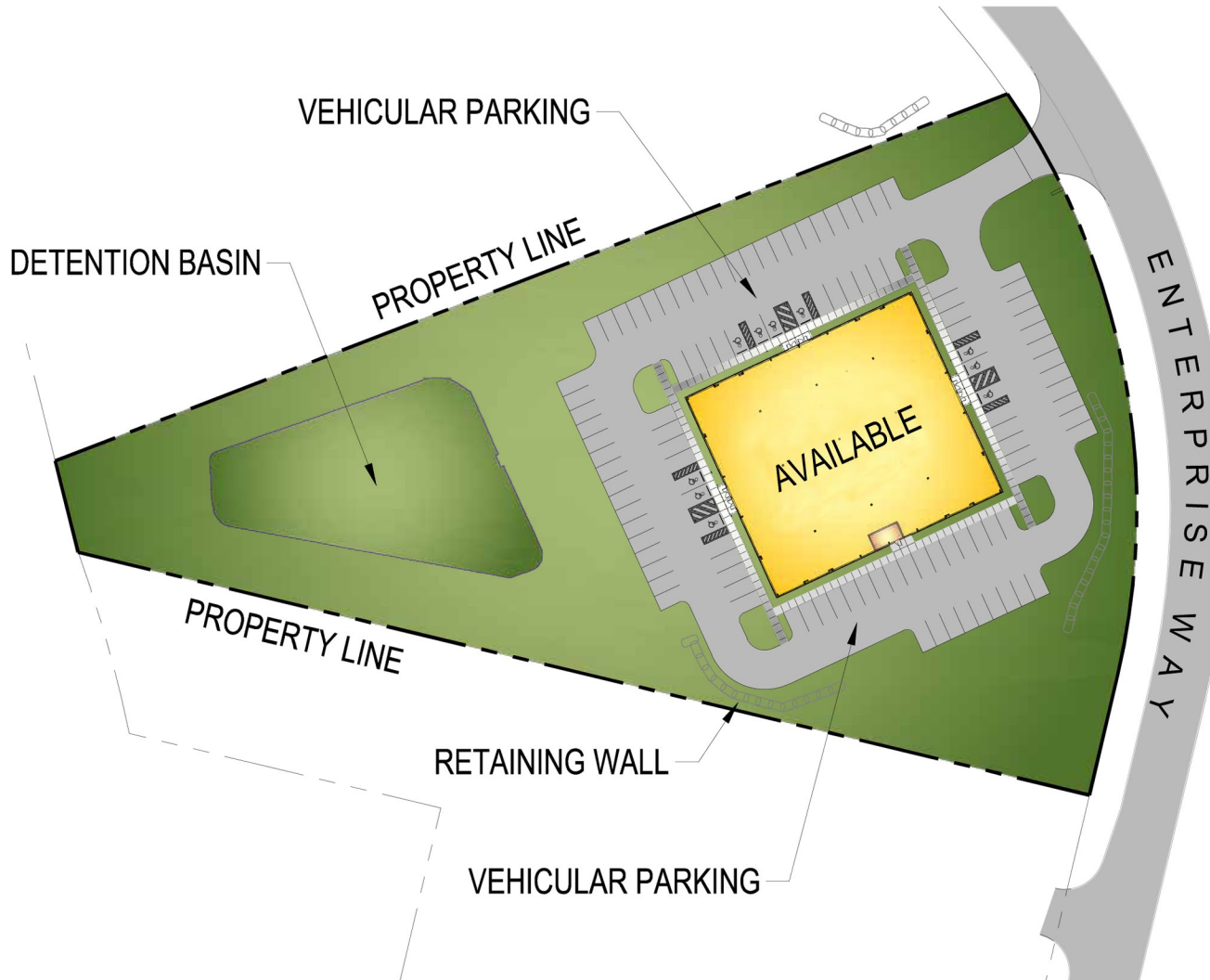
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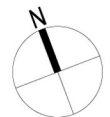
CONCEPTUAL SITE PLAN

22,600 S.F. OFFICE BUILDING

PARCEL #2B
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AVAILABLE S.F.	22,600
AVAILABLE PARKING SPACES	113
ACREAGE	4.058



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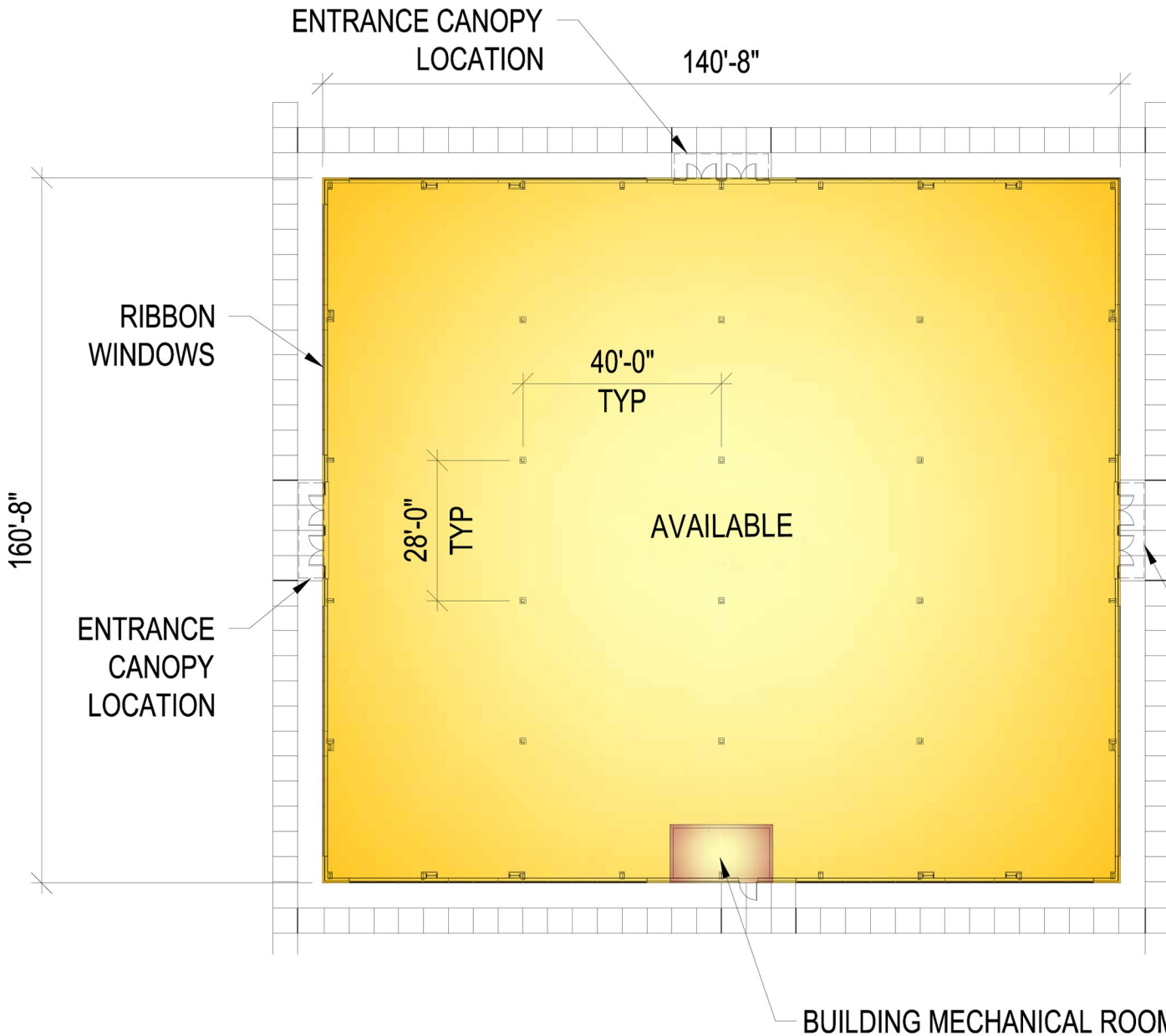
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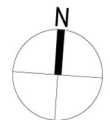
CONCEPTUAL FLOOR PLAN

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ENTRANCE CANOPY LOCATION



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BUILDING SPECIFICATIONS

22,600 S.F. OFFICE BUILDING

SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 4.058 ACRES
- AVAILABLE ON-SITE PARKING FOR APPROXIMATELY 113 VEHICLES.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.
- MARQUEE SIGN AT ENTRANCE

BUILDING IMPROVEMENTS

- SINGLE STORY OFFICE BUILDING CONTAINS 22,600 SQUARE FEET.
- BUILDING DIMENSIONS 160'-8" (LENGTH) X 140'-8" (WIDTH).
- TENANT SPACES FROM 2,500 S.F. TO 22,600 S.F.
- 4" THICK REINFORCED CONCRETE FLOOR SLAB.
- BUILDING ROOF IS A SINGLE-PLY, .60 MIL THICK FULLY ADHERED EPDM MEMBRANE.
- EXTERIOR WALL SYSTEM CONSTRUCTED WITH A BRICK VENEER AND GROUND FACE MASONRY.
- THERMALLY BROKEN ALUMINUM FRAME ENTRANCE SYSTEM AND RIBBON WINDOWS WITH 1" INSULATED GLASS.
- MERICLE PREMIUM OFFICE FINISHES.

UTILITIES AND BUILDING SYSTEMS

- ELECTRICAL SERVICE SHALL BE 1200 AMP 208/120 VOLT, 3 PHASE SERVICE.
- INTERIOR LIGHTING FIXTURES SHALL BE 2' x 4' FLUORESCENT LIGHTING WITH PARABOLIC LENSES.
- FIRE PROTECTION SYSTEM SHALL BE A LIGHT HAZARD WET SPRINKLER SYSTEM THROUGHOUT THE FACILITY.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS SHALL BE PROVIDED.
- ALL UTILITIES SHALL BE SEPARATELY METERED.
- FIBER AND COPPER TELECOMMUNICATIONS SERVICE IN THE PARK ARE PROVIDED BY VERIZON, FRONTIER COMMUNICATIONS AND COMCAST.
- HEATING, COOLING AND VENTILATION SHALL BE PROVIDED WITH INDIVIDUALLY CONTROLLED PACKAGED GAS / ELECTRIC HVAC UNITS.

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